

# Office Space For Lease

3833 Swanson Court  
Gurnee, IL 60031

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# THE SPACE

Location	3833 Swanson Court, Gurnee, IL, 60031
COUNTY	Lake
Square Feet	2,200
Annual Rent PSF	\$12.50
Lease Type	G

**Notes** This 2,200 sf office space includes 1 private office, 1 conference room (could be used as another private office), a large open work area, 2 washrooms, and a kitchen/break room. Interior lights are in the process of being converted to LED which will offer a bright work area. All utilities are included in the base rent. Ideal uses include insurance office, staffing agency, architect, or anyone else looking for affordable and attractive office space.



# HIGHLIGHTS

- Private entrance
- Parking directly in front of unit
- Utilities included in rent
- 2 private restrooms
- Large break room



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,856	77,697	169,959



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,594	\$79,667	\$82,093



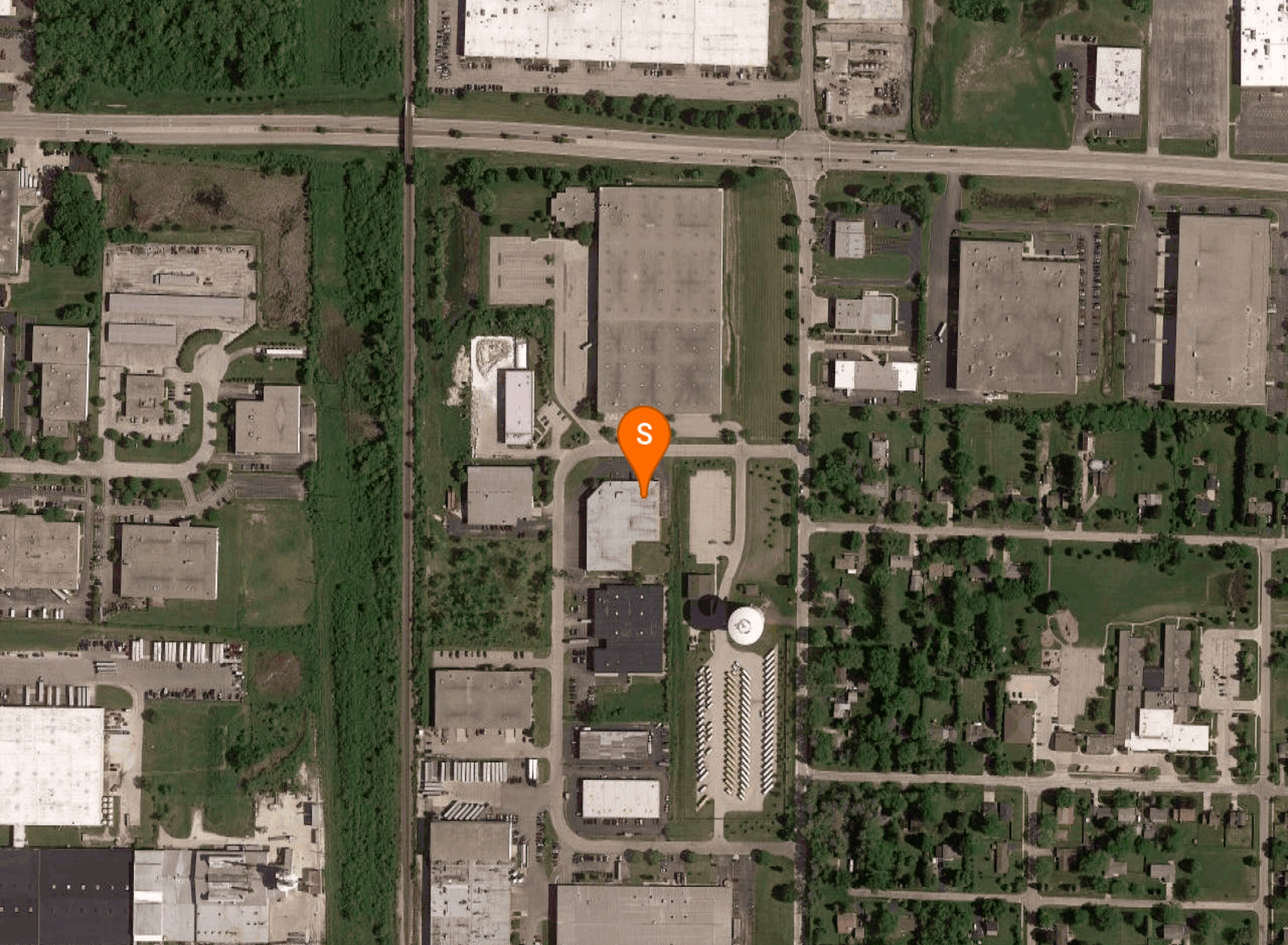
## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,410	26,428	56,714

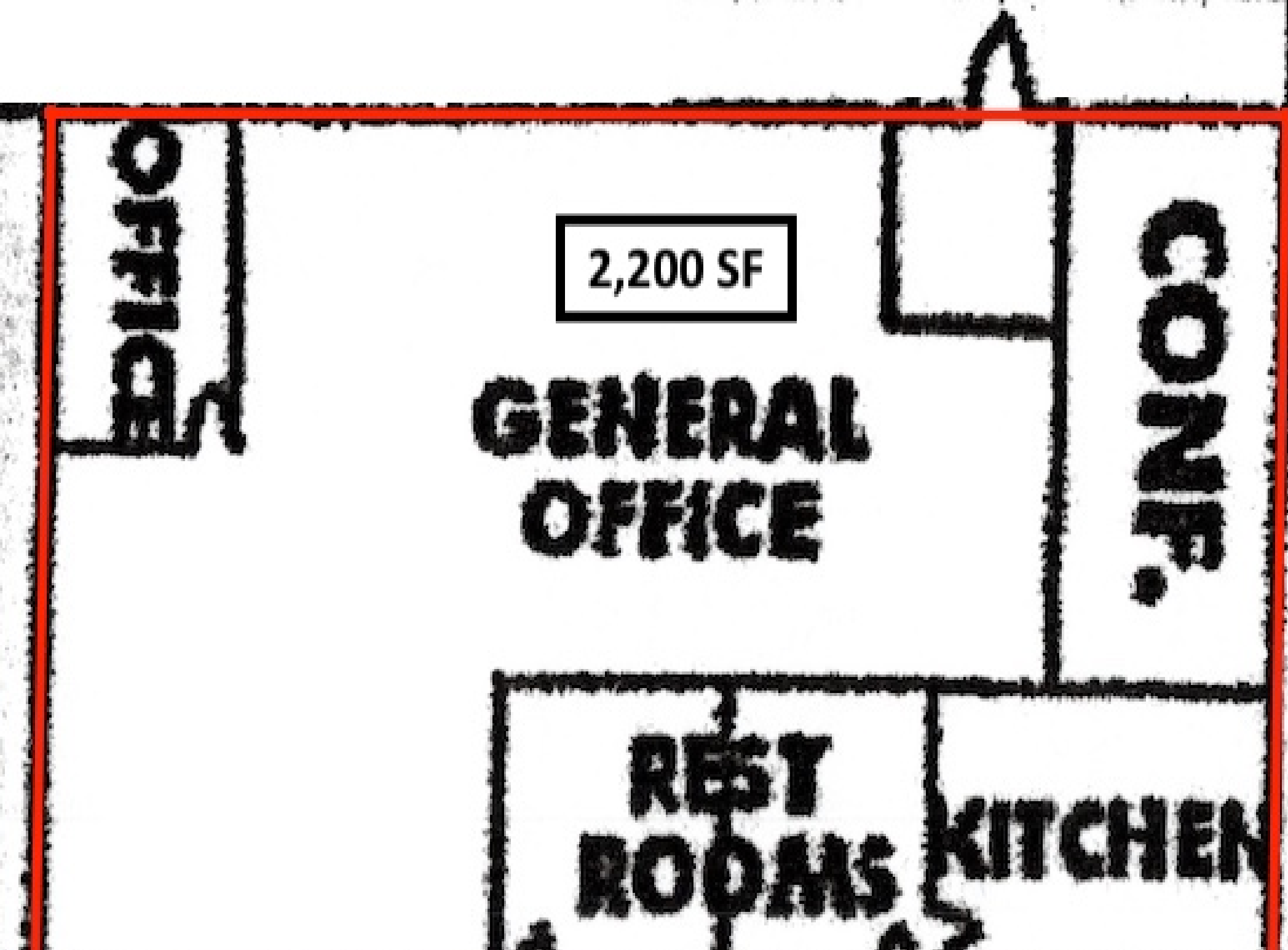
## Property Overview

- Available for lease is a 2,200 SF office space that's part of a 41,550 SF industrial building in Gurnee, IL. The building is comprised of 2 addresses: 2075 Swanson Ct (39,350 SF) and the subject space at 3833 Swanson Ct (2,200 SF). Each address is independent of one another with private entrances on separate sides of the building. The building has 29 parking spaces. While the space is part of an industrial building, the available space does not include any warehouse space.















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## DISCLAIMER:

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